

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority - change of land use of the land from Partly conservation use, partly green belt and open spaces and partly water body use zone to residential use zone in Sy.Nos 405, 419, 422, 433 and 436 of Tellapur Village, Ramachandrapuram Mandal, Medak district to an extent of Acres 10-34 gts – Draft Variation – Notification – Confirmed – Orders- Issued

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MUNCIPAL ADMINSTRATION & URBAN DEVELOPMENT (I<sub>1</sub>) DEPARTMENT

**G.O.Ms.No. 143**

**Dated: 20<sup>th</sup> February 2009**

Read the following:

1. From the V.C., HUDA, Lr. No.11583/MP1/Plg/H/2007, dated:04-06-2008
2. Govt. Memo.No.9611/I<sub>1</sub>/2008, MA&UD (I<sub>1</sub>) Deptt, dated: 17-10-2008
3. From the V.C., HUDA, Lr. No.11583/MP1/Plg/H/2007, dated:10-02-2009.

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**O R D E R:**

The draft variation to the land use envisaged in the notified extensive modification to the Master Plan 2020 of HUDA area (Excluding the erstwhile MCH area and the newly extended area of HUDA) issued vide G.O.Ms.No. 288, MA&UD (I<sub>1</sub>) Deptt, dt: 03-04-2008 for Non-Municipal area, issued in Government Memo 2nd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 600, Part-I, dated: 23-10-2008. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.17, 56, 400/- (Rupees seventeen lakhs fifty six thousands and four hundred only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 26-02-2009.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA  
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad with a request to publish a notice in the newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government for taking further action.

Copy to:

The individual through the Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. ( in name cover)

The District Collector, Ranga Reddy District, Hyderabad.

Sf /Sc

//FORWARDED BY ORDER//

SECTION OFFICER  
...2.

**APPENDIX  
NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the envisaged notified extensive modification to the Master Plan 2020 of HUDA area (Excluding the erstwhile MCH area and the newly extended area of HUDA) issued vide G.O.Ms.No. 288, MA&UD (I<sub>1</sub>) Deptt, dated: 03-04-2008 for Non-Municipal area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 600, Part-1, Dated: 23-10-2008 as required by sub-section (3) of the said section.

**VARIATION**

The site in Sy.Nos 405, 419, 422, 433 and 436 of Tellapur Village, Ramachandrapuram Mandal, Medak district to an extent of Acres 10-34 gts which is presently earmarked for Partly water bodies, partly conservation, partly open space use zone extensive modification to the Master Plan of HUDA Area (excluding the erstwhile MCH area and the newly extended area of HUDA) issued vide G.O. Ms. No. 288 MA dated: 3-4-2008 for non-municipal area is designated as Residential use zone, subject to the following general conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
6. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. that the change of land use shall not be used as the proof of any title of the land.
8. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
9. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
10. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
11. the change of land use, subject to condition that 30 mtrs green belt shall be left after the FTL of the tank.

**SCHEDULE OF BOUNDARIES**

NORTH:	Sy. Nos. 431 & 432 of Tellapur (v)
SOUTH:	Sy. Nos. 433 (P), 436 (P), 419 (P) and 405 (P) of Tellapur V)
EAST :	Sy. Nos. 422 (P), 419 (P) of Tellapur (V), existing 40'-0" wide road.
WEST :	Sy. Nos. 433 (P) & 436 (P) of Tellapur (V).

**Dr.C.V.S.K.SARMA  
PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**